

**NAVAL AIR STATION KANEOHE (OAHU) T.H., OFFICER FAMILY
HOUSING AREA
(Marine Corps Base Hawaii Kaneohe Bay, Heleloa Neighborhood)
Nimitz, Halligan, Reeves, and Yarnell Roads
Kaneohe
Honolulu County
Hawaii**

HABS No. HI-311-L

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

**Historic American Buildings Survey
National Park Service
Department of the Interior
San Francisco, California**

HISTORIC AMERICAN BUILDINGS SURVEY

NAVAL AIR STATION KANEOHE (OAHU) T.H., OFFICER FAMILY HOUSING AREA (Marine Corps Base Hawaii Kaneohe Bay, Heleloa Neighborhood)

HABS No. HI-311-L

Location: The Naval Air Station Kaneohe Officer Family Housing area (later known as Hilltop, and now known as Heleloa) is located at Marine Corps Base Hawaii Kaneohe Bay in Kaneohe, Hawaii. The base is situated on the Mokapu Peninsula, on the windward side of the island of Oahu, approximately 12 miles northeast of Honolulu, over the Ko'olau Mountain Range. The Mokapu Peninsula connects to the mainland near the cities of Kaneohe and Kailua. The bodies of water surrounding the peninsula include the Pacific Ocean to the north and east, Kaneohe Bay to the west and southwest, and Kailua Bay to the southeast. The neighborhood sits at the top of a bluff and has a near 360 degree view overlooking Kaneohe Bay. The larger geographical boundaries surrounding the peninsula include: Pyramid Rock (Ku'au) to the northwest rising 21 meters high; the 260 meter high volcanic tuff cone of Ulupau Crater to the northeast; and the cinder cone of Pu'u Hawaii Loa immediately to the southeast, with the Ko'olau Mountain range further beyond that. The housing area is bounded on the northern perimeter by natural vegetation and a hillside separation to the Pacific Ocean below. The eastern perimeter is bound by natural vegetation and a hillside separation to the Kaneohe Klipper Golf Course below. The southern perimeter is bound by the Bachelor Officers' Quarters (BOQ) and Officers' Club. Finally, the western perimeter is bound by natural vegetation and a hillside separation to the Air Facility (airfield) below. The topography of the area slopes gently downward from the high point of Pu'u Hawaii Loa (at approximately 337 feet) located to the southeast, to a low point (at approximately 175 feet) on the northwest side, before rising slightly to the apex of the neighborhood (at approximately 177 feet) located at the top of the bluff on the northwest. The land is graded to an elevation of 175 feet at the lowest point, and 189 feet at the highest point (Navy Plan File Drawing #133221, 1939).

The area outside the Marine Corps installation is built up with both residential and commercial areas. There are several residential neighborhoods, such as the 'Aikahi Park and Kaimalino subdivisions, to the south and east of the installation, as well as the 'Aikahi Park Shopping Center. A City and County of Honolulu sewage treatment plant operates at the southern end of the peninsula, below a series of four historic fishponds (Halekou, Nu'upia, Pa'akai, and Kaluapuhi fish ponds) near the Mokapu Interchange of the H3 Interstate Freeway (H3). The H3 starts/ends at the Main Gate (on the southern end) of the base, and is a busy transportation corridor which serves as the primary thoroughfare linking Marine Corps Base Hawaii Kaneohe Bay on the windward side to the Pearl Harbor Naval and Hickam Air Force Bases on the leeward side of the island. Running from southeast to southwest below the base, and intersecting with the H3 at the Mokapu Interchange, is Kaneohe Bay Drive, another busy transportation corridor serving the suburban towns of Kaneohe and Kailua.

City and County of Honolulu, Hawaii

U.S.G.S. Mokapu Point, Hawaii Quadrangle 1998 (7.5 minute series)
Bounded by Universal Transverse Mercator Coordinates:

1) 04.628950.2373010	2) 04.629080.2372820	3) 04.629020.2372780
4) 04.628920.2372860	5) 04.628820.2372750	6) 04.628740.2372780

7) 04.628820.2372960

Present Owner: United States Marine Corps

Present Occupants: United States Marine Corps

Present Use: Military family housing for the Commanding Officer and Senior Officers.

Significance: The Naval Air Station Kaneohe Officer Family Housing area is significant under National Register of Historic Places' (NRHP) Criterion A as an example of an intact grouping of military housing built in anticipation of the United States' entry into World War II, and as a significant component of the development of Naval Air Station Kaneohe. Under NRHP Criterion C, the residences embody the distinctive characteristics of military housing construction just before and during World War II. Today known as Heleloa, the housing area retains its integrity of design, setting, workmanship, feeling and association. It is the only historic housing area on a Hawaii Marine Corps installation today.

PART I. HISTORICAL INFORMATION

A. HISTORICAL CONTEXT

1. Site History

The housing area is situated within the *moku* (a geographical division) of Ko'olaupoko ("Ko'olau" means "windward"; "poko" means "small") in the southeastern district of the Windward coast of the island of Oahu. According to maps delineating traditional Hawaiian divisions of land, the neighborhood falls within two *'ahupua'a* (a geographical subdivision, usually running from the mountains to the ocean) of Ko'olaupoko, in this case both He'eia and Kaneohe *'ahupua'a*. Mokapu is the name of the *'ili* (division within the subdivision) of He'eia *'ahupua'a* on which the majority of the Officer Family Housing area is located.

It has been suggested that the term ("Mokapu Peninsula") is a traditional reference to the *'ili* of Mokapu in He'eia *'ahupua'a* on the western portion of the peninsula which has been historically extended to apply to the entire peninsula (Tuggle and Hommon 1986:13). Even the derivation of Mokapu is debatable, but the popular translation is "sacred island" from the combination of "moku", meaning district or island and "kapu", meaning forbidden or sacred (Wil Chee-Planning 1992:4).

Heleloa is the name of the *'ili* of Kaneohe *'ahupua'a* on which the remaining portion of the housing area also resides.¹ Other nearby *'ili* of Kaneohe *'ahupua'a* include Kuwa'a'ohe, Ulupau, Kaluapuhi, Halekou, Nu'upia, and 'Aikahi.

¹ The Marine Corps changed the neighborhood's name from Hilltop to Heleloa in recent years, most likely in reference to the *'ili* of Heleloa on which a portion of the neighborhood is situated.

Early Site History—He'eia 'Ahupua'a'ili of Mokapu

Following the *Great Mahele* of 1848, L.C.A. (Land Court Award) 10613: Ap.1 awarded Ko'olaupoko District Chief Abner Paki 3000 acres of land, nearly the entire 'ahupua'a of He'eia, which included the 'ili of Mokapu. Lands situated in He'eia 'ahupua'a awarded to Paki reverted to the Crown following his death in 1856. Paki's portion of the 'ili of Mokapu (434.6 acres) was then sold at auction to John and William Sumner for \$870.00 (Rosendahl 1995:35). John Sumner became sole owner upon his brother's death, and he left the lands in trust to Robert Wyllie Davis, his nephew. By the early 1930's a large portion of the 'ili of Mokapu was portioned into a 350 lot subdivision and, beginning in 1932, was promoted for sale as luxury beach and country retreat parcels through the business partnership of Samuel Wilder King; Bishop Trust Co., Ltd.; and A.H. Rice & Co., Ltd. By 1934 41 lots had been sold, but most of the land eventually ended up with the Kaimuki Land Company Limited, the business arm of the Mokapu Land Trust. On September 8, 1939, through a land transfer the military received 34 acres of the 'ili of Mokapu. The remaining 465 acres were acquired from Mokapu Land Company and others in land transactions later settled on January 27, 1941 (Rosendahl 1995:35).

Early Site History—Kaneohe 'Ahupua'a'ili of Heleloa

Royal Patent 7984 L.C.A. 4452 was awarded to "H. Kalama", otherwise known as "Hakaleleponi Kalama", the wife and Queen Consort of Kamehameha III, ruler of the Kingdom of Hawaii from 1825 to 1854. This L.C.A. granted Queen Kalama over 9,000 acres, nearly the entire 'ahupua'a of Kaneohe, which included the 'ili of Heleloa. On March 24, 1876, for \$750.00, Judge Charles C. Harris purchased the 'ili of Heleloa, Kuwa'a'ohe, Ulupau, Halekou, and Kaluapuhi from Charles Kana'ina (Rosendahl 1995: 36, 39), to whom title had passed following Queen Kalama's death in 1870. This property was later inherited by his daughter, Nannie Harris Rice in 1881. Kaneohe Ranch began in 1893, when Nannie Rice leased 15,000 acres to J.P. Mendonca and C. Bolte for cattle ranching. Incorporated as Kaneohe Ranch Company, Ltd. in 1894, the lands were leased and primarily used for raising pineapple, processing sugar, and cattle operations. In 1905, James Bicknell Castle acquired the cattle ranching interest of Mendonca and Bolte, and in 1907 he purchased large blocks of shares in the cattle operations of the Kaneohe Ranch Company. In 1917, Harold Kainalu Long Castle, son of James B. Castle, purchased the title to 9,500 acres of land from Mrs. Rice, which included the 'ili of Heleloa. On August 10, 1939, 554 acres of Harold Castle's property at Heleloa were condemned by the military for use in its expansions plans for the Mokapu Peninsula and the proceedings were finally closed in 1943 when the U.S. government paid Mr. Castle \$300,000 for the land (Rosendahl 1995:39).

Later Site History—Military Occupation

United States Army

The United States' military presence on the Mokapu Peninsula area initially began in 1918. It was through President Woodrow Wilson's Executive Order No. 2900 that the Kuwa'a'ohe Military Reservation was established. Army artillery moved into the area in response to World War I. The U.S. Army ran Kuwa'a'ohe Military Reservation, also known as Camp Kuwa'a'ohe and Fort Kuwa'a'ohe. It is

located on the eastern portion of Mokapu Peninsula in the *'ili* of Kuwa'a'ohe, a division of land immediately to the east of the *'ili* of Heleloa. The military later leased the property of the Kuwa'a'ohe Military Reservation for ranching at the end of World War I.

In 1939, Kuwa'a'ohe Military Reservation was reactivated and had many name changes including Camp Ulupau and Fort Hase. Prior to and during World War II, this defense battalion grew from its humble beginnings to a major unit of the Windward Coast Artillery Command.

United States Navy

In 1938, the Vinson Bill authorized an increase in ships by twenty percent as well as a significant expansion of the Navy's aircraft. The new vessels could not be accommodated by the Navy's existing shore facilities, so under the Vinson Bill, Rear Admiral Arthur J. Hepburn established the Statutory Board on Submarine, Destroyer, Mine and Naval Air Bases (later referred to as the 'Hepburn Board') to approve necessary new projects. The Board was intended to determine the need for the establishment of additional submarine, destroyer, mine and naval air bases at home and abroad for the purposes of national defense (Mason Architects 2004:1). The 1938 report submitted by the Board was responsible for the massive U.S. defense expansion in the late 1930s, in preparation for the approaching war.

The Hepburn Board recommended that several new air stations be built, including one of particular strategic importance on the island of Oahu in the Territory of Hawaii. The western side of Mokapu peninsula in Kaneohe was proposed to host five squadrons of seaplanes as well as associated support facilities. The site was isolated, had flat plains for an airfield and as such was appropriate for a strategic seaplane base for long-range reconnaissance flights to protect the Pacific Fleet. The Hepburn Report states, "Kaneohe Bay, situated on the east coast of Oahu, is admirably suited for patrol-plane operation. The water area, while restricted, is sufficient for full-load takeoff. Outlying reefs afford protection so that the waters of the bay are not affected by ocean swells." (Mason Architects 2004:2). The presence of five seaplane squadrons at Kaneohe would reduce the likelihood that heavily loaded bombers could endanger fleet anchorages, population centers, and even commercial shipping in Honolulu (Mason Architects 2004:2).

In 1939, following several land transfers (discussed in the previous Early Site History sections), the Navy began construction of Naval Air Station (NAS). Contractors Pacific Naval Air Base (CPNAB) did the initial phase of construction at NAS Kaneohe Bay until April 1, 1943, when the Naval Construction Battalions (CBs or Seabees) took over the work. Upon completion of their work, CPNAB stated that "practically all structures for this station, under contract NOy-3550, were designed by Albert Kahn Associates, Inc., under design contract NOy-3560" (CPNAB n.d.:A-542).

Their largest undertaking, the dredging of the bay, continued incessantly until it was completed in 1943. Major construction of the initial part of the base was completed in late 1941. By that time, an airstrip, housing, gasoline storage facilities, and maintenance buildings had been built. Navy control of the air and water around the base was expanded in February, 1941 by Franklin D.

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Roosevelt's orders (Presidential Executive Order 8681) establishing Kaneohe Bay Naval Defensive Sea Area and Kaneohe Bay Naval Airspace Reservation. Camp Kuwa'a'ohe was commissioned in 1941 as Camp Ulupau, still under the direction of the Army.

On December 7, 1941, Japanese air raids hit the base, with the toll amounting to 19 dead, 67 wounded, one hangar severely damaged, and all but three Navy planes destroyed. One Japanese plane was shot down, crashing into the hill where Kansas Tower stands. After the attack, the base responded. Existing construction projects were completed, and special defensive projects were undertaken in response to the attack.

Post-attack construction included many splinter-proof and bombproof structures, the two main gun mounts, Battery Pennsylvania and Battery French, and more living quarters. By 1943, when Navy Seabees arrived to take over the base construction, the air station included 2,266 acres. In 1944, a second runway was built. Most major construction of the base under the direction of the Navy was completed by 1945.

After the Battle of Midway in June 1942, the forward areas moved west to other Pacific islands, and the role of bases in Hawaii became focused on supply, repair, and training. NAS Kaneohe Bay provided those services for aviation-related units. The Fleet Gunnery School, "the largest gunfire school in the Pacific," trained thousands of Navy gunners (Steele 1963: 53). The Instrument Flying Center was the main combat training center at NAS Kaneohe Bay for Navy and Marine aviators (Mason Architects 2003:7-5)

The Army's defense battalion on the eastern portion of the peninsula, previously Camp Ulupau, was renamed in 1942 as Fort Hase for Major General William T. Hase. Fort Hase was never as permanent as the NAS side of the peninsula. Historic photos show predominantly tents and wooden structures, even in August 1945. After the war, Fort Hase was rapidly vacated. In May of 1949, the Navy decommissioned and closed NAS, Kaneohe Bay and all property (equipment and furniture, not including buildings) was moved to NAS, Barber's Point on the western side of Oahu. Personnel at NAS were significantly reduced, and only a small security detail remained. The Navy made the base lands available for lease, but no interested parties came forward.

United States Marine Corps

Beginning in 1951 the Marine Corps expressed an interest in Mokapu Peninsula serving as home for a combined air-ground team, and on January 15, 1952, the base came to life again under their direction. Commissioned as Marine Corps Air Station (MCAS), Kaneohe Bay, it included all of what had been NAS, Kaneohe Bay and the eastern portion of the peninsula formerly used by the U.S. Army and known as Fort Hase. In 1953, MCAS, Kaneohe Bay became the home of the 1st Provisional Marine Air-Ground Task Force, and later the 1st Marine Expeditionary Brigade.

Marines based at Marine Corps Air Station, Kaneohe Bay played an important part in supporting the American military's efforts throughout the Pacific region

and globally, beginning with the Vietnam Conflict of the 1960s and early 1970s; Libya in the 1980s; the Persian Gulf War (Operation Desert Storm) and Somalia in the 1990s; and most recently the Global War on Terror (Operation Enduring Freedom/Operation Iraqi Freedom) for the Middle Eastern countries of Iraq and Afghanistan in the 2000's. For over 50 years the base trained carrier pilots for combat, provided logistical support for naval aviation forces throughout the Pacific, and supported airborne early warning and antisubmarine patrol operations.

In October of 1994 the Marine Corps deactivated the 1st Marine Expeditionary Brigade and re-designated several of its units as part of III Marine Expeditionary Force, Hawaii, who became tenants at Marine Corps Base Hawaii. The parent command, III Marine Expeditionary Force (MEF), remains headquartered in Okinawa, Japan.

Station Operations and Headquarters Squadron (SOHS) had supported flight operations until June 30, 1972, when Station Operations and Maintenance Squadron (SOMS) was commissioned in its place. SOMS served until it was disbanded on July 30, 1994, when the Marine Corps Air Facility (MCAF), Kaneohe Bay was formed and continues today, operating a 7,800-foot runway for both aircraft and helicopter use.

On April 15, 1994, the Marine Corps consolidated all of its installations in Hawaii into a single, new command, following the 1993 Base Realignment and Closure Committee's decision to close the Naval Air Station at Barbers Point. MCAS Kaneohe Bay joined Camp H.M. Smith, Moloaka'i Training Support Facility, Manana Family Housing Area, Pu'uoloa Range, and the Pearl City Warehouse Annex to form Marine Corps Base Hawaii. The Navy's P-3 "Orion" fixed-wing aircraft maritime patrol squadrons and SH-60 helicopter anti-submarine squadrons moved from Barbers Point to the new headquarters at Marine Corps Base Hawaii Kaneohe Bay.

Today Marine Corps Base Hawaii Kaneohe Bay continues to serve as an operational and training base for Marine Corps forces, with almost 10,000 active duty Navy and Marine Corps personnel, and is home to the III Marine Expeditionary Forces Hawaii, the 1st Radio Battalion, and the Marine Corps Air Facility, Kaneohe Bay.

2. Background on Naval Housing during the 1940s/World War II (WWII)

In the late 1930s and early 1940s, there was an increase in Oahu's military and civilian populations. There was a great housing shortage, especially for enlisted men, and the Navy requested funding for land and construction for more housing. A committee report by the House of Representative in 1939 noted:

A number of enlisted men with their families are now required to live in Honolulu, at a distance of from 10 to 12 miles from the navy yard, in unsanitary, dilapidated and unhealthy surroundings. There is no possibility that private enterprise will provide suitable housing at prices which enlisted men can afford to pay (*Honolulu Star Bulletin*, April 4, 1939: 1).

A large amount of housing was built at all Navy installations in Hawaii in the early 1940s. Most of this was built by Contractors Pacific Naval Air Bases (CPNAB), under several large contracts that included numerous buildings and bases for the Navy on several islands in the Pacific. The housing constructed by this consortium of construction companies had a total capacity of over 20,000 inhabitants. The neighborhoods built for the Navy in the early 1940s include those at the radio installation near Wahiawa, at (then) Naval Air Station (NAS) Kaneohe, at NAS Barbers Point, and several at Pearl Harbor (Makalapa, Little Makalapa, Naval Housing Areas 1 [Hale Moku], II, and III, and Red Hill).

Despite the massive construction program, there was still much competition for the available housing.

As of March 1944, it is estimated that approximately 25,000 persons are practically homeless, and an equal number inadequately housed in "tenements that rival Gotham's Hell's Kitchen" (CPNAB n.d.:A-929).

The Pearl Harbor Shipyard commander was especially anxious to get more housing assigned to his civilian workers, since the Navy was having difficulty retaining workers who could not bring their families to Hawaii due to the housing shortage.

Most of the housing built by the Navy in 1944 and 1945 were temporary structures—barracks or hutments for unaccompanied personnel—which have since been removed. Much of this was built by Navy Construction Battalions (CBs or Seabees), unlike the early 1940s housing that was mostly built by CPNAB. The temporary housing was not suitable for reuse after the war, when families rejoined Navy personnel. Temporary housing received hard use during the war years since these homes were built with the most available and inexpensive materials, especially during the latter years of the war. Thousands of men were housed in tents, but by 1944 a memo called for the substitution of wood-frame structures or Quonset huts, due to a shortage of canvas.

3. Neighborhood History

Early History

Contractors Pacific Naval Air Bases (CPNAB) was the builder for the initial development of the air station, including the officer family housing. CPNAB stated that the site for the Naval Air Station Kaneohe, T.H. was unusual only in "its outstanding beauty, with its "fire-fountain" pali pinnacles, first dropping away steeply, then sweeping gracefully to the varicolored coral beaches (CPNAB n.d.: A-532)". They also noted that:

Because of the peninsula's excellent beaches, and the superb mountain view, this area was formerly a popular resort; there were many summer cottages,* particularly along the northwest shoreline. The inland side was given over to papaya cultivation, some general farming.

* Fifteen of these cottages were incorporated into the station as officers' quarters (CPNAB n.d.: A-531).

(It is not known which officers' quarters at the installation were originally summer cottages.)

In selecting the site for the officer housing, CPNAB determined that the area to the north of Pu'u Hawaii Loa would be the most appropriate with scenic views in all directions. "A glance at the site plan shows the predominating hill, Pu'u Hawaii Loa (elev. 437'), as the logical location for the control tower; the high ground to the north, as more suitable for officers' quarters than as an operations site" (CPNAB n.d.:A-531).

Albert Kahn, well-known industrial and military architect, was responsible for designing much of the air station in the late 1930s and early 1940. He also was involved to a limited degree in the early development of the officer housing area. Early 1940 drawings indicate that Albert Kahn, Inc. was tasked with designing the Commanding Officer's Quarters (later known as Facility 511). The design he/his firm came up with was not ultimately built, however the structure built does have some of the aspects of his design, such as the general layout (except for the placement of the garage), and the decorative grid detail employed in several locations.

The 1940 Albert Kahn, Inc. drawings include a plot plan. The location of the Commanding Officer's Quarters is shown on a semi-circular driveway off a small unnamed street loop with six other residences. The residences appear in plan to be identical to one another however three are designated as "Senior Officer Quarters", two are designated as "Junior Officer Quarters", and one is shown as "Future Quarters". Also partly shown on this plan is a small B.O.Q. This drawing does not depict the eventual design of the Commanding Officer's Quarters or the layout of the streets, houses, or the size or location of the B.O.Q.

A partial plot plan showing the immediate vicinity of the Commanding Officer's Quarters prepared December of 1940 indicates what was actually built in this location; the actual Commanding Officer's Quarters design as built, along with the eventual street layout that exists today (CPNAB 1940).

Construction on the neighborhood by CPNAB commenced sometime between 1940 and 1941. The Navy's facility database indicates the year built date as 1941 and this appears to be accurate based on the available documentation, as follows: An aerial photo dated April 15, 1941 shows 23 of the final 24 residences, including the Commanding Officer's Quarters, as having been constructed by this time. An aerial photo dated January 17, 1943 indicates that all 24 residences were built by this time.

Several other important structures were built near the neighborhood in the same pre-attack period. In 1941, a Bachelor Officers' Quarters (Facility 503) was constructed. To the east of that structure, the Officers' Recreation Building (Facility 502, Officers' Club) was built. The officer amenities and housing atop the knoll separated officer and enlisted functions. The hill top site afforded officers the more elevated geographical location with more expansive views.

As noted earlier, the attack on the air station by the Japanese on December 7, 1941, did not result in any damage to the recently completed officers' housing area. However, in direct response to the attack, the Navy undertook an immediate program of protective construction, erecting splinter-proof shelters, bomb-proof buildings, and gun mounts in anticipation of another air raid. Near or

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within the housing area, one battery was erected, and one splinter-proof protective air raid shelter was built. Battery French (Battery 301) was built on the ocean-side of the Commanding Officer's Quarters. During the war, it was camouflaged to appear as part of the housing complex. What is known today as Facility 535, "Underground Storage", was constructed in 1942 as an underground splinter-proof air raid shelter for residents of the neighborhood and the neighboring Bachelor Officers' Quarters.

Post War History

Following the end of World War II, new family members arrived at the air station. The *Kaneohe Klipper*, the air station's weekly newsletter, reported on January 12, 1946 that, "NAS Kaneohe with the advent of peace is becoming domesticated. The arrival of families of men stationed here has been one of the main changes" (Kaneohe Klipper 1946). It was around this time, circa 1945, that one of the neighborhood's units, Facility 515, was modified rather extensively with the addition of two bedrooms, a living room addition, a new entry room, an expanded dining room, and a steward's addition. A new concrete slab was also added, and the carport was expanded and enclosed into a two-car garage. Additional, smaller alterations took place later. The impetus for the changes to this unit is not known. (This unit is currently referred to as a Type 3.)

In 1949, Naval Air Station Kaneohe Bay was decommissioned, and the Navy moved most equipment and personnel to NAS Barbers Point. The Marine Corps obtained ownership of the entire peninsula in 1952. The Marine Corps kept the permanent buildings erected by the Navy, including the officer housing.

Various changes were made over time to some of the neighborhood's residences. The Commanding Officer's Quarters was modified in stages over the years at unknown dates. A one-story extension was added on the west end for additional living space (now a sunroom), the kitchen was expanded, and the garage was enclosed. A small, 442 square foot structure (approximately 26'x17') was added to the property across the driveway, sometime before 1962 (Public Works Drawing N4-1-96). This structure is now called Fac. 600, "Stewards Quarters, Enlisted".

Other notable alterations occurred at unknown dates in other units. Fac. 513 had a sunroom addition added off the living room. Fac. 527 had its terrace area enclosed, primarily with jalousie windows. The dates for these alterations are not known however the jalousies in the new room indicate that this addition may have been undertaken as early as the 1960s.

In 1960, the neighborhood hosted an important visitor. President Dwight D. Eisenhower and his wife arrived at U.S. Marine Corps Air Station, Kaneohe Bay on Wednesday, June 22, 1960 upon returning from a trip to the Far East. The President made his temporary headquarters at what was then Colonel and Mrs. M. M. Magruder's residence, Unit 515, staying through June 25, 1960 (Windward Marine April 1960). This unit had been expanded significantly in the 1940s as discussed above, and likely provided comfortable quarters for the President and his wife for the duration of their stay.

Upon his arrival to the base, the President's motorcade headed straight to the neighborhood. The air station's newsletter, the *Windward Marine*, reported, "Prior to entering his quarters President Eisenhower spent an estimated half-hour

chatting with the various military families quartered at hilltop who were to become his neighbors during the vacation” (Windward Marine, June 24, 1960:1). A photo caption refers to these neighbors as “Hilltoppers”. These are the first documented references found that indicate the neighborhood’s name as “Hilltop”. It is not known when this designation was actually given, although it stayed with the neighborhood for over four decades until the name was changed to “Heleloa” in the early 2000s.

One of the neighborhood’s residences was demolished in either the 1950s or 60s, leaving 23 of the total 24 houses extant. Facility 529 was burned in a fire and subsequently demolished, according to the current housing management entity, Forest City Military Communities. The dates of the fire and demolition are not known. One source indicates that the facility was removed sometime between 1946 and 1951 (Mason Architects 2003:7-13). However, a plan dated October 11, 1962 and labeled “Restoration of Quarters 529” indicates that the facility was still extant at that time. Facility 529 was originally located in the southwestern area of the neighborhood between Facilities 528 and 531. Today this space is a vacant, grassy, open area.

Present Day

In an effort to improve the quality of housing for military members and their families, the privatization of military family housing was approved by the United States Congress via the Military Housing Privatization Initiative (MHPI), a public/private initiative, whereby private sector developers can own, operate, maintain, improve, and assume responsibility for military family housing. It was enacted on February 10, 1996, as part of the National Defense Authorization Act for fiscal year 1996. Under the MHPI, the Department of Defense (DOD), through regional PPV (Public-Private Venture housing initiative) programs, can partner and contract with private-sector investors and developers who have the expertise to develop, manage, and improve military housing.

The residential neighborhoods at Marine Corps Base Hawaii Kaneohe Bay are currently managed by Forest City Military Communities, LLC (FCMC). FCMC is the managing member in a PPV program which partners with the Department of the Navy.

Sometime circa 2005, the Marine Corps changed the neighborhood’s name from Hilltop to “Heleloa”, which is its name today. Current plans for the neighborhood include general upgrades and new detached garages for all of the Type 2 housing units.

B. PHYSICAL HISTORY

1. Date of erection: The housing units and attached carports were completed in 1941.
2. Architects: Albert Kahn, Inc. participated in the early planning of the neighborhood and completed drawings for the Commanding Officer’s Quarters, although the house actually follows another set of subsequent drawings signed by “G. J. Wimberly” and “Wimberly Godfrey” for Contractors Pacific Naval Air Bases. G.J. Wimberly is George J. “Pete” Wimberly, one of the original founders of Wimberly Alison Tong & Goo (WATG), the noted architectural firm formed in

Hawaii and best known for its resort design. Wimberly worked for the Navy in the Territory of Hawaii prior to establishing his own firm after World War II ended.

"Henderson" at the 14th Naval District is shown as the draftsman for the Commissioned Officers' Quarters. It is not known who the architect was.

3. Original and subsequent owners, occupants, uses: Officer family housing for the U.S. Navy (1941-1952), and the U.S. Marine Corps (1952-present). The Officers' Quarters were designed to accommodate married senior officers and their families. Every Commanding Officer of the base has lived in Fac. 511 until now. Currently, the Commanding Officer of the base lives in Fac. 515. Another flag officer lives in Fac. 511.

Historically, Navy housing on Oahu was controlled by the U.S. Navy Public Works Center. Today the housing is managed by Forest City Military Communities, LLC, a private developer as part of a Public Private Venture.

4. Builder, contractor, suppliers: A consortium of construction companies known as Contractors, Pacific Naval Air Bases (CPNAB) built the residences. Suppliers are not known.
5. Original plans and construction:

Early drawings prepared by Albert Kahn, Inc. (which were not used) are dated: March and April of 1940

The elevations and plans for the Commissioned Officers' Quarters are dated April 23, 1940 and October 22, 1940. The drawing sheet with typical details for both types (Commissioned Officers' and Commanding Officer) is dated July 17, 1940. This sheet has a note that says, "Details in general are shown for commissioned officers' quarters. Pipe columns, windows, etc., in concrete block wall are applicable to Commanding Officer's Quarters"). Elevations for the Commanding Officer's Quarters are dated December 23, 1940.

The predominant building material for all of the residences is concrete masonry units, 8" x 12" x 4" in size. The Commanding Officer's Quarters has a second floor that is wood-framed, with horizontal redwood siding (now covered in vinyl siding). The roofs are hipped and the foundations are slab-on-grade. See "Common Elements In All Residential Types" section for more detailed information.

6. Alterations: The specific alterations in each building type are listed in the individual reports.

Typical changes made to the Commissioned Officers' Quarters over the years have included enclosing the carports into garages; removing the original pantry and expanding the kitchen; replacing lower kitchen cabinets and appliances; adding service entry enclosures; replacing the roofing material; replacing some of the double-hung windows with jalousies; applying horizontal vinyl siding over the CMU exterior; replacing original gutters; installing vinyl fascia and soffit; minor changes in bathrooms; replacing light fixtures; replacing some of the original brass or bronze hardware with aluminum hardware; and installing air conditioning window units.

More extensive alterations occurred at the Commanding Officer's quarters (Fac. 511) and at Fac. 515. The Commanding Officer's quarters had a major addition

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on the west end, interior alterations made to the kitchen, pantry, and maid's quarters on the first level, and master bath and master closet renovations on the second level. The garage was enclosed, some of the windows were replaced, and horizontal vinyl siding, fascia and soffits were added to the exterior.

Fac. 515 was altered with the addition of two bedrooms, a living room, a new entry room, an expanded dining room, and a steward's room. A new concrete slab was also added, and the carport was expanded and enclosed into a two-car garage. Vinyl siding was added, and soffits, fascia and gutters were added.

The table below shows the unit number, current address, current plan type, existing design description and original rank.

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Unit #	Address	Current Plan Type	Existing Design Description	Original Rank
Facility 511	511 Nimitz Road	1	4-bedroom, two-story unit	Commanding Officer
Facility 512	512 Nimitz Road	2	3-bdrm w/ maid's qtrs	Commissioned Officer
Facility 513	513 Nimitz Road	2	3-bdrm w/ maid's qtrs with an enclosed sunroom	Commissioned Officer
Facility 514	514 Nimitz Road	2	3-bdrm w/ maid's qtrs	Commissioned Officer
Facility 515	515 Nimitz Road	3	5-bedroom, one-story unit (altered Type 2)	Commissioned Officer
Facility 516	516 Nimitz Road	2	3-bdrm w/ maid's qtrs	Commissioned Officer
Facility 517	517 Nimitz Road	2	3-bdrm w/ maid's qtrs	Commissioned Officer
Facility 518	518 Nimitz Road	2	3-bdrm w/ maid's qtrs	Commissioned Officer
Facility 519	519 Nimitz Road	2	3-bdrm w/ maid's qtrs	Commissioned Officer
Facility 520	520 Nimitz Road	2	3-bdrm w/ maid's qtrs	Commissioned Officer
Facility 521	521 Halligan Road	2	3-bdrm w/ maid's qtrs	Commissioned Officer
Facility 522	522 Halligan Road	2	3-bdrm w/ maid's qtrs	Commissioned Officer
Facility 523	523 Reeves Road	2	3-bdrm w/ maid's qtrs	Commissioned Officer
Facility 524	524 Reeves Road	2	3-bdrm w/ maid's qtrs	Commissioned Officer
Facility 525	525 Reeves Road	2	3-bdrm w/ maid's qtrs	Commissioned Officer
Facility 526	526 Reeves Road	2	3-bdrm w/ maid's qtrs	Commissioned Officer
Facility 527	527 Reeves Road	2	3-bdrm w/ maid's qtrs with enclosed entry area	Commissioned Officer
Facility 528	528 Yarnell Road	2	3-bdrm w/ maid's qtrs	Commissioned Officer
Facility 529	529 Yarnell Road	N/A	3-bdrm w/ maid's qtrs Demolished Approx. 1962	Commissioned Officer
Facility 530	530 Yarnell Road	2	3-bdrm w/ maid's qtrs	Commissioned Officer
Facility 531	531 Yarnell Road	2	3-bdrm w/ maid's qtrs	Commissioned Officer
Facility 532	532 Yarnell Road	2	3-bdrm w/ maid's qtrs	Commissioned Officer
Facility 533	533 Yarnell Road	2	3-bdrm w/ maid's qtrs	Commissioned Officer
Facility 534	534 Yarnell Road	2	3-bdrm w/ maid's qtrs	Commissioned Officer

PART II. ARCHITECTURAL INFORMATION

A. GENERAL STATEMENT

1. Architectural Character: This early World War II housing has some aspects of the Modern Movement evident by the residences' basic utilitarian forms, the use of new and inexpensive materials such as concrete block for exterior walls and plywood for interior walls, and minimal ornamentation and architectural details. The houses have traditional architectural elements like hip roofs and double-hung windows, but do not adhere strongly to any well known style.

A few design features of these residences take advantage of the Hawaiian climate, although the residences do not have a tropical appearance. Both original plan types originally included double-hung windows on the exterior and transom windows on the interior walls to allow for cross ventilation. All the residences also had exterior service entries, which expanded the amount of outdoor living space. The original use of open air carports, versus garages, was also appropriate to the temperate environment.

2. Condition of fabric: Good

B. COMMON ELEMENTS IN ALL RESIDENTIAL TYPES

There is a uniformity of materials and details throughout the neighborhood. Original drawings show shared typical details for both the Commissioned Officers' Quarters and the Commanding Officer's Quarters. Overall, the residences are basic and lack decorative elements, as is typical of most early World War II military neighborhoods. The predominant construction materials are concrete 8"x12"x4" CMU bricks on concrete foundations, and wood-framed roofs. The plate glass picture windows in the living and dining rooms are prevalent in both original types, used to take advantage of the sweeping views in all directions. The carports/garages are a prominent feature of both types in that they are located at the side of the house and are not hidden from view. One of the few purely decorative features in both types is found in the decorative CMU vents at exterior walls. The Commissioned Officers' Quarters has this element in the utility room wall and maid's quarters, and the Commanding Officer's Quarters has it in the guest bathroom on the first floor.

Roof types are all low-sloped hipped roofs with shed roof extensions over the enclosed garages. The roofing material is asphalt shingles. The roofs typically have overhanging eaves with fascia boards. Vinyl and aluminum gutters are also prevalent. The exterior CMU brick walls are covered with horizontal vinyl siding. There are basically three primary colors used for all of the exteriors; pale green, pale yellow and off-white.

All of the Commissioned Officers' Quarters exhibit common interior features such as plywood wall panels with a horizontal V-joint pattern, canec ceilings with v-joint panels, single-pane wood-framed transoms (in the utility room), and double-hung wood-framed windows with three-over-three horizontal lites. There are varied door styles. They have interior features such as two 'Ohi'a wood steps between the living room and the hall to the bedrooms, vinyl composition tile (or sheet) flooring, wood-frame, single-lite, transom windows above bedroom doors, and built-in kitchen upper

cabinets with lites. They also have enclosed garages which were originally designed as partially open carports.

The Commanding Officer's Quarters is similarly constructed of CMU although it has a wood-frame second story. Also, it has more architectural details, namely the use of a square grid pattern design detail which is seen in the guest bath window opening, exterior garage walls, and stair rail to the second floor as well as a rear patio enclosure. Additional features of the Commanding Officer's Quarters include a more formal inset entry porch with casement windows and a large planter box. The garage differs from the Commissioned Officers' Quarters garage in that it was built larger and with more of an enclosed design.

C. SITE

1. General Comments

Located on the island of Oahu, the Officer Family Housing area overlooks the shoreline at Marine Corps Base Hawaii. The Commanding Officer's residence is located with the most unobstructed views of the Pacific Ocean and the Ko'olau mountain range, although all of the units have spectacular views.

The Navy numbered each unit with a facility number which is also used as the street address. The design of the neighborhood and orientation of residences was arranged to take advantage of the sweeping views and the prevailing trade winds. Plans are mirrored as well as rotated to take advantage of views. Because of this layout, some of the units' formal entry/ terrace face the street but most face the rear. This varied use of the same plan results in less of a uniform streetscape than if the plan was used in a consistent orientation. This may have been a cost-saving measure to eliminate additional design types. The houses are largely parallel to each other and aligned on a north axis (with the exception of Facs. 511 and 519) and are staggered in a uniform pattern. Because the streets are curvilinear, the spatial relationship between each unit and the street differs.

The neighborhood is comprised of gently curving streets, including two abutting loops. One consists of Nimitz Road, Reeves Road and Halligan Road. The other loop consists of Yarnell Road and Reeves Road. The Commanding Officer's Quarters is set back from the two connecting loops on a circular drive.

The streets accommodate dual-direction traffic but due to their relatively narrow width, parking is limited to one side. There is a widening of the street on Nimitz Road between Facility 515 and Facility 516 which allows for some off-street parking. The curbs are rounded and there are no storm drains or sidewalks.

The neighborhood has a total of 23 units. There is no fence or street that delineates the division between the front and back yards of the houses. The existing landscape's most obvious characteristic is the large expansive lawns and open space with sparse vegetation.

All of the front entry areas have a curved concrete porch, but due to the orientation of some of the residences (mentioned earlier), not all of these are visible from the street. The officer quarters have small wooden service entry enclosures at the front or back. These partial enclosures access the utility

room/laundry room of the residences and are used as either service entries or lanai.

The houses do not have mailboxes. Instead, each home has a built-in metal mail slot at the front entry way, either in one of the living room walls, or inset into the front door.

Other facilities in or near the neighborhood include Battery French or Battery 301, located on the north side of the Commanding Officer's Quarters. It is built into the topography which slopes downward towards the Pacific Ocean. Because of this and dense vegetation, it is largely hidden from view from the neighborhood. Another facility is a mostly underground storage structure, Fac. 535.

2. Landscape Design

A 1942 aerial photo of the housing area show no plantings, just grass. There is no formal landscaping plan. Overall there is no master plan for the landscape plant material and what exists was planted by the homeowner or natural propagation. Strong trade winds and salt spray from the ocean create a harsh environment for vegetation.

The vegetation of the neighborhood, while varied, is minimal, predominately scattered with a variety of both small canopy mature trees and miscellaneous overgrown plantings around the foundations of the homes. The harsh climate conditions have affected what types of plants and trees can grow in the vicinity and their growing patterns. Several of the mature canopy trees and Cook pine trees have grown following the direction of the prevailing trade winds and appear lopsided and tilted.

The larger trees consist of Cook pine, coconut, plumeria, ficus, palm, kamani (Alexandrian Laurel), umbrella, wili wili (Tiger's claw) and norfolk pine trees scattered throughout. Some are in front of the houses, while others are at their rears. The plantings close to the house foundations consist of Hibiscus, Panax, Naupaka, Spider Lily, Ginger, Ficus, Dracaena, Mother-In-Law Tongue, Snowbush, Bird of Paradise, Oleander and Croton.

Informal landscape plantings are also scattered throughout the neighborhood close to the house structure. These include hibiscus, banana, bougainvillea, aloe, ti, croton, small palms, and among others. An irrigation system is provided to water the expansive lawn areas.

PART III. SOURCES OF INFORMATION

- A. Original Architectural Drawings: Original drawings and any drawings completed up to the present for building renovations by the U.S. Department of the Navy are located at the Naval Facilities Pacific Capital Improvement Plan File Library, Pearl Harbor, Hawaii.
- B. Bibliography (books/reports/articles)
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C. Bibliography (maps, photographs and drawings)

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U.S. Department of the Navy, Contractors Pacific Naval Air Bases Kaneohe. Drawing NO. 5187, Facility 511, showing plot plan on December 20, 1940.

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D. Likely Sources Not Yet Investigated

It is possible that additional information on the subjects covered in this report could also be researched at the Bishop Museum, in Honolulu, Hawaii, the Arizona Memorial Library, Pearl Harbor, and the University of Hawaii's Hamilton Library, in Honolulu, Hawaii.

PART IV. PROJECT INFORMATION

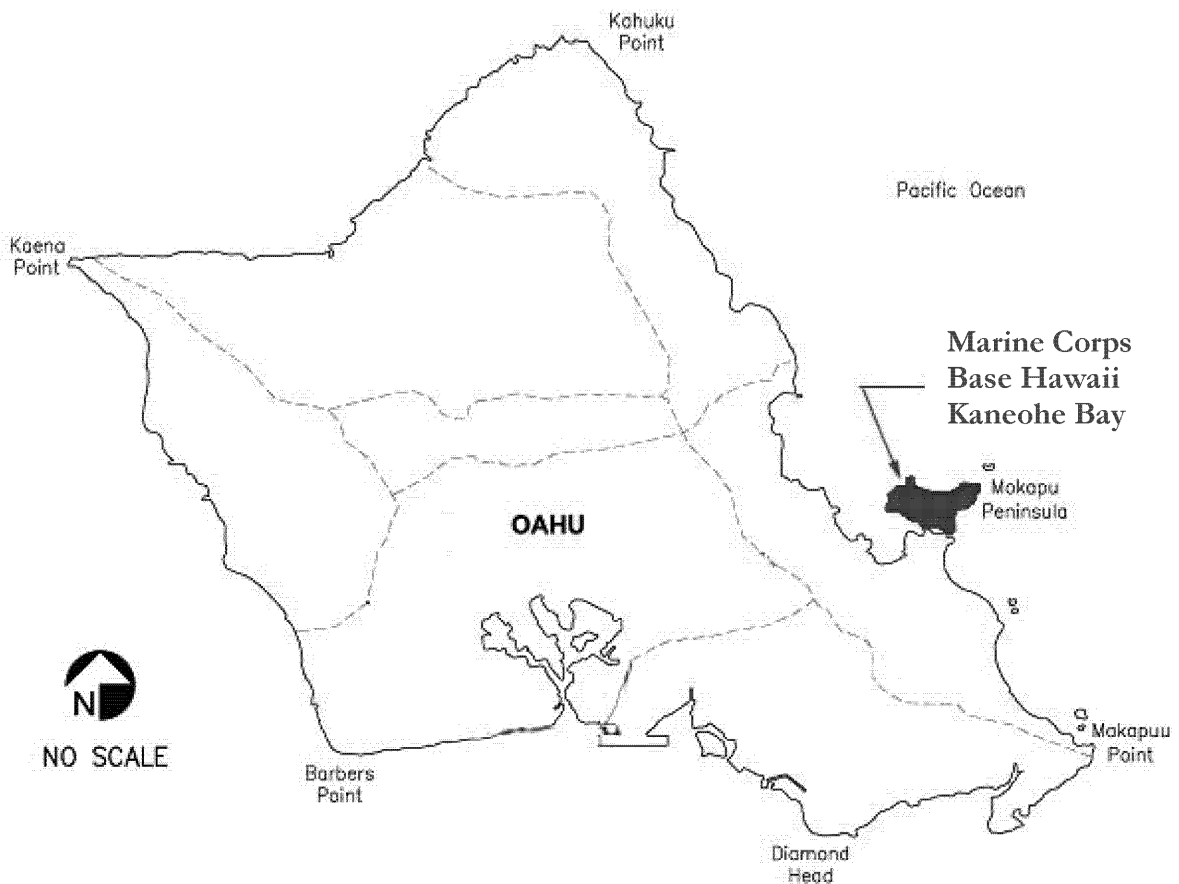
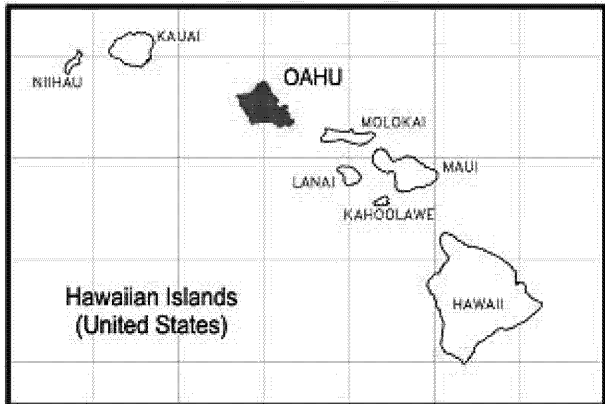
This report was prepared in accordance with the *Programmatic Agreement among the United States of America, Department of the Navy, the Hawaii State Historic Preservation Officer, and the Advisory Council on Historic Preservation for the Hawaii Public-Private Venture (PPV) Phase II*, dated August 2006. In keeping with the requirements of the Programmatic Agreement, this report was undertaken to document the neighborhood prior to the construction of new garages, and the renovations to the residences. The photographic documentation was undertaken by David Franzen, photographer. Monica Bacon, Anna Grune, and Polly Cosson

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Tice, Architectural Historians at Mason Architects, Inc., performed research, fieldwork and contributed written sections for this report. Fieldwork took place March 2008 – October 2008.

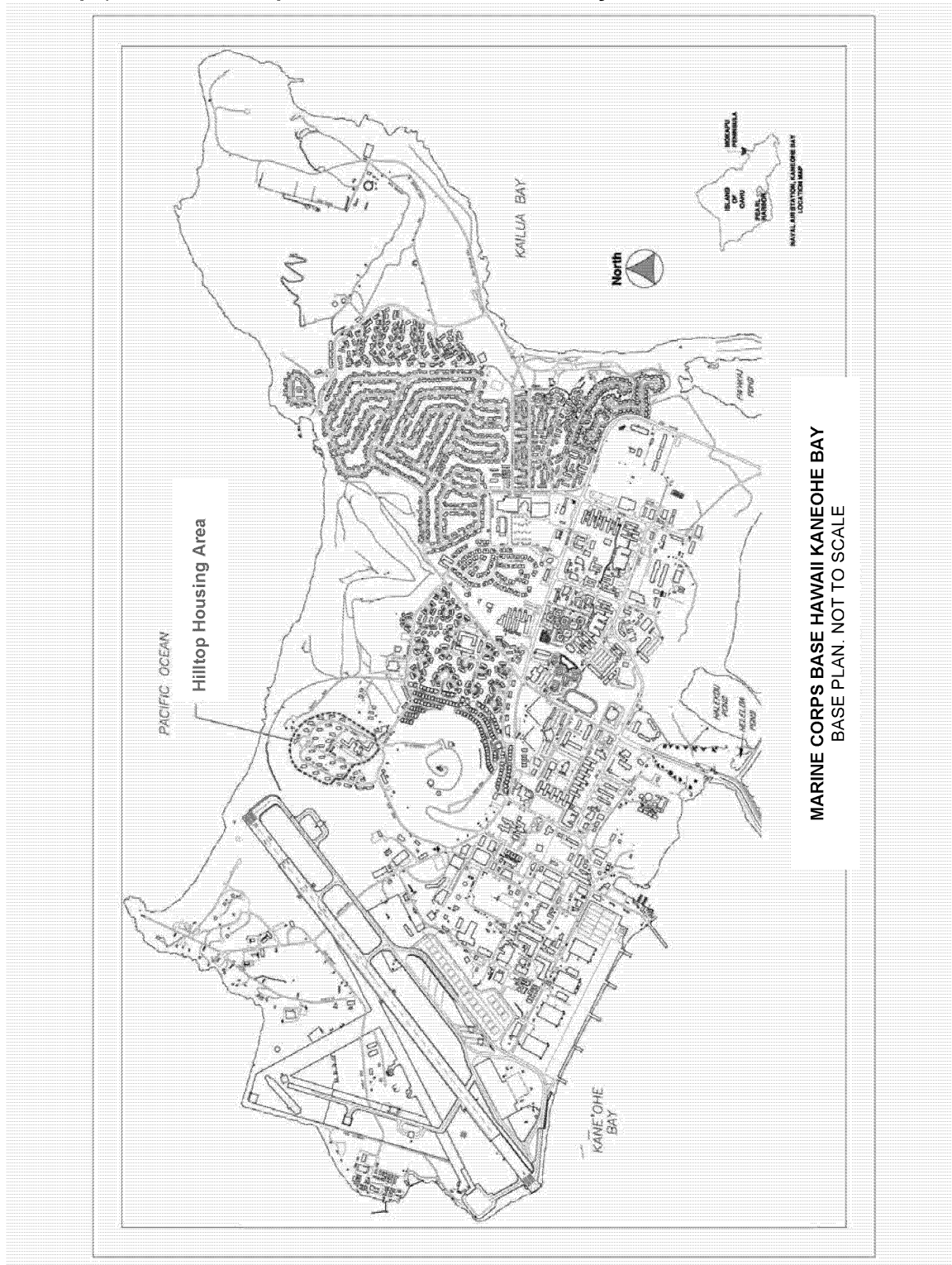
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Map showing Hawaiian Island chain and location of Marine Corps Base Hawaii Kaneohe Bay on Island of Oahu.

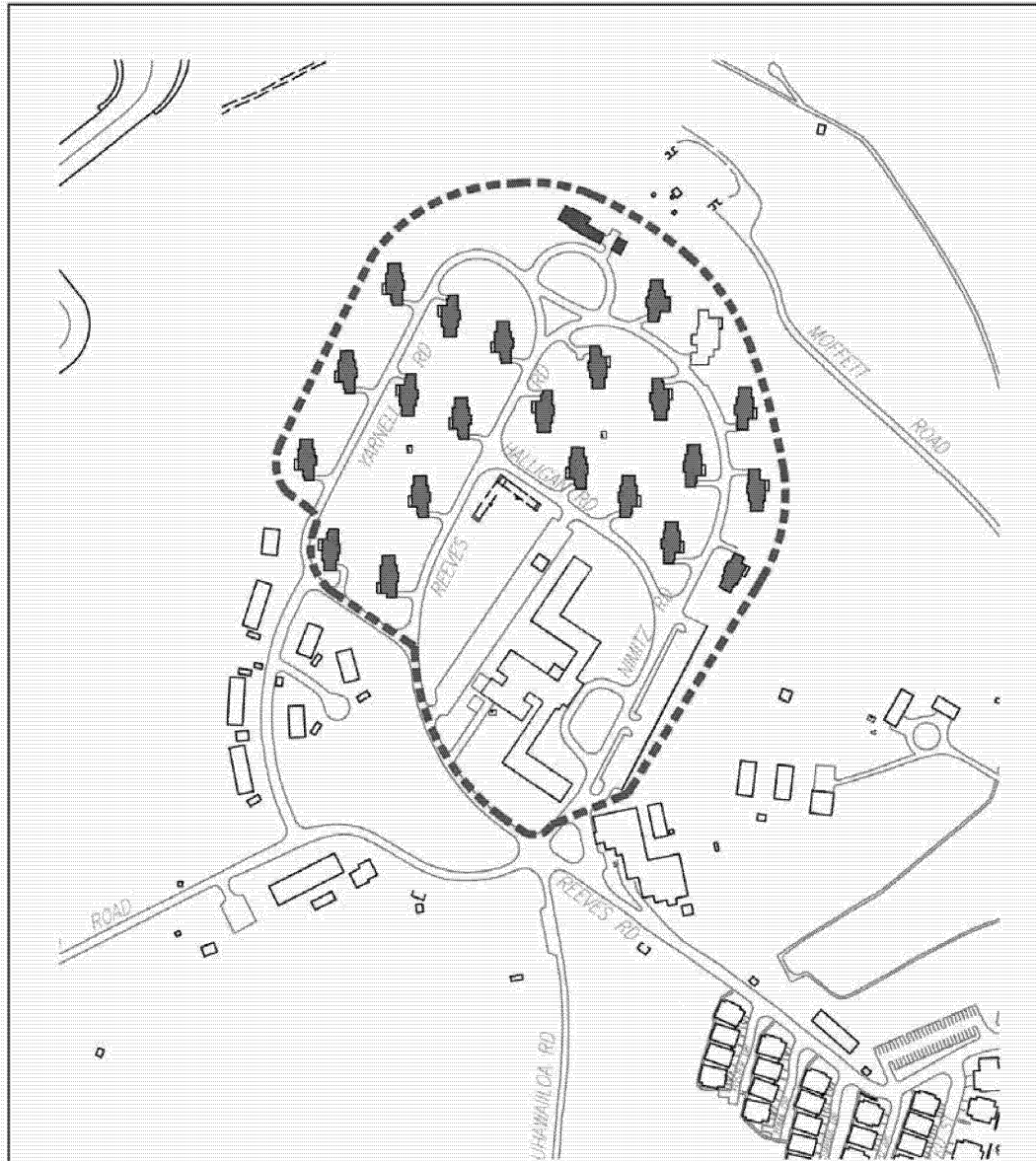


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Map showing location of Officer Family Housing Area (referred to here by former name
“Hilltop”) at Marine Corps Base Hawaii Kaneohe Bay.



Neighborhood Map, Officer Family Housing Area. Type 1 Unit is in red and Type 2 Units are in gray. Type 3 Unit is not shaded. (Mason Architects, Inc. 2005)

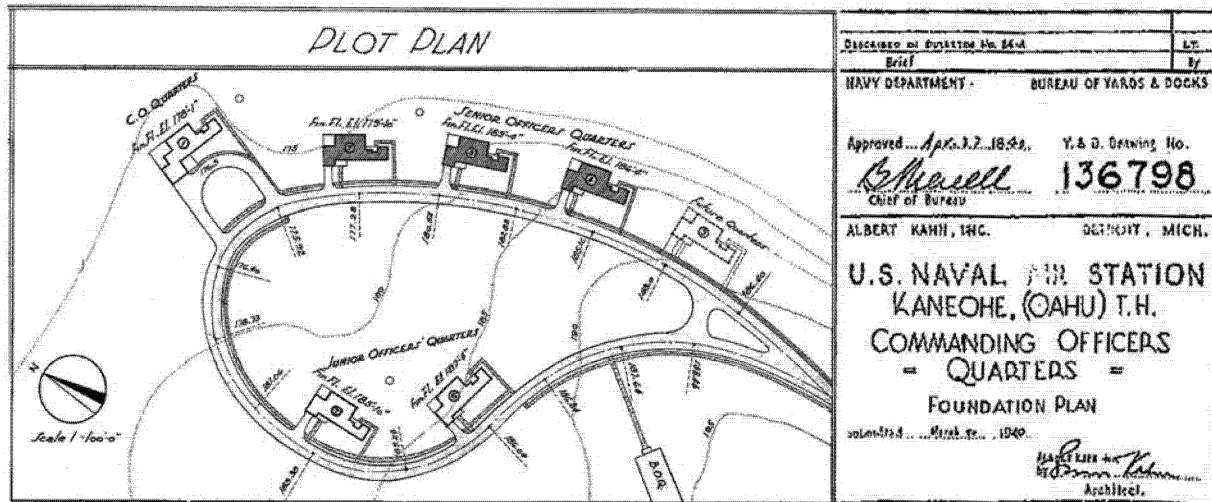


**NEIGHBORHOOD MAP
HILLTOP HOUSING AREA**

MARINE CORPS BASE HAWAII KANEOHE BAY HILLTOP OFFICERS' HOUSING DISTRICT
- 2005

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Early conception of neighborhood plan by Albert Kahn, Inc. (Enlarged portion of historic drawing No. 136798, dated March 20, 1940)



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Plot Plan for Commanding Officer's Quarters. (Historic Drawing No. 12K, dated December 20, 1940)

